



DEVELOPMENT REVIEW BOARD
Action Sheet Minutes
ONLINE ZOOM MEETING

November 16, 2022

Jolene Wolfley..... DRB Chair
Ernest Armijo..... Transportation
David Gutierrez..... Water Authority
Tiequan Chen.....Hydrology
Jeff Palmer.....Code Enforcement
Cheryl Somerfeldt.....Parks and Rec

Angela Gomez ~ DRB Hearing Monitor

MAJOR CASES

1. [PR-2022-007416](#)
SD-2022-00154 – VACATION OF RIGHT-
OF-WAY
IDO - 2021

MODULUS ARCHITECTS agent for **HUTTON ST 17, LLC | POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT** requests the aforementioned action(s) for all or a portion of: **H WLY PORTION OF AND EXC NLY 20, BUENA VENTURA**, zoned **MX-H**, located at **113 EUBANK BLVD NE between EUBANK BLVD NE and CENTRAL AVE NE** containing approximately **1.0618** acre(s). (**K-20**)

PROPERTY OWNERS: POLLMAN DEAN TRUSTEE POLLMAN FAMILY RVT
REQUEST: VACATION OF PUBLIC RIGHT-OF-WAY FOR 20' ALLEY ABUTTING THE ENTIRE NORTH PORTION OF THE SUJECT SITE'S PROPERTY LINE

DEFERRED TO NOVEMBER 30TH, 2022.

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2. [PR-2022-007701](#)
[SI-2022-01868](#) – SITE PLAN
IDO - 2021

JOE SLAGLE agent for NUSENDA CREDIT UNION requests the aforementioned action(s) for all or a portion of: **TRACT 13-A-1, BLOCK 79, SNOWHEIGHTS ADDITION** zoned **MX-L**, located at **2801 JUAN TABO** between **CLAREMONT** and **CANDELARIA** containing approximately **1.24** acre(s). **(H-21)**
[Deferred from 10/26/22]

PROPERTY OWNERS: NEW MEXICO EDUCATORS FEDERAL CREDIT UNION & NUSENDA FEDERAL CREDIT UNION
REQUEST: NEW BUILDING AT CREDIT UNION BRANCH WITH 4 LANE DRIVE THRU CANOPY

DEFERRED TO DECEMBER 14TH, 2022.

3. [PR-2021-006007](#)
[SI-2022-01592](#) – SITE PLAN AMENDMENT
IDO - 2021

BARGHAUSEN CONSULTING ENGINEERS, INC. agent for **COSTCO WHOLESALE | THERESE GARCIA** requests the aforementioned action(s) for all or a portion of: **TR 4B & 4C PLAT FOR RENAISSANCE CENTER TR 4A, 4B, 4C, 4D, 4E& 4F CONT 16.3041 AC**, zoned **MX-M**, located at **1420 RENAISSANCE BLVD** containing approximately **14.10** acre(s). **(F-16)** *[Deferred from 9/14/22, 9/21/22, 10/6/22, 10/19/22, 11/2/22]*

PROPERTY OWNERS: COSTCO WHOLESALE CORP C/O PROPERTY TAX DEPT 116
REQUEST: SITE PLAN AMENDMENT

DEFERRED TO NOVEMBER 30TH, 2022.

MINOR CASES

4. [PR-2019-001996](#)
[SD-2022-00176](#) – VACATION OF PUBLIC EASEMENT (WATERLINE)
[SD-2022-00177](#) – VACATION OF PUBLIC EASEMENT (ROADWAY)
[SD-2022-00178](#) – VACATION OF PUBLIC EASEMENT (DRAINAGE)
IDO - 2021

CSI - CARTESIAN SURVEYS, INC. agent for **SONATA GREEN OWNER, LLC** requests the aforementioned action(s) for all or a portion of: **TRACT G, TRACT D, DURANGO SUBD** zoned **R-1B**, located on **STRATER ST NW** near **WEMINUCHE RD NW** containing approximately **3.8065** acre(s). **(C-09)**

PROPERTY OWNERS: SONATA GREEN OWNER LLC
REQUEST: CREATE 23 NEW LOTS FROM 2 EXISTING TRACTS, GRANT EASEMENTS, DEDICATE RIGHT-OF-WAY

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE VACATIONS AS SHOWN ON EXHIBITS IN THE PLANNING FILE PER SECTION 14-16-6(K) OF THE IDO.

5. [PR-2019-002598](#)
[SD-2022-00146](#) – PRELIMINARY/FINAL
PLAT
SKETCH PLAT 6-8-22
IDO - 2021

CSI – CARTESIAN SURVEYS, INC. agent for BUCK BUCKNER requests the aforementioned action(s) for all or a portion of: **TRACT J, VISTA DE LA LUZ** zoned **PD**, located at **5401 SEVILLA AE NW between COORS BLVD NW and COSTA ALAMERIA DR NW** containing approximately **1.8731** acre(s). **(F-11)** *[Deferred from 10/19/22, 11/2/22]*

PROPERTY OWNERS: VIA REAL ESTATE LLC
REQUEST: CREATE TWO NEW LOTS FROM ONE EXISTING LOT, GRANT EASEMENTS – CURRENTLY NO PLANNED DEVELOPMENT

DEFERRED TO NOVEMBER 30TH, 2022.

6. [PR-2019-002309](#)
[SD-2022-00166](#) – PRELIMINARY/FINAL
PLAT
IDO - 2021

TIERRA WEST, LLC agent for WYMONT LLC requests the aforementioned action(s) for all or a portion of: **TRACT 1-A & TRACT 2-A, WYMONT SUBDIVISION** zoned **MX-M**, located at **8240/8280 MONTGOMERY BLVD NE between MONTGOMERY BLVD NE and WYOMING BLVD NE** containing approximately **2.1952** acre(s). **(G-19)**

PROPERTY OWNERS: WYMONT LLC
REQUEST: MINOR PRELIMINARY/FINAL PLAT

DEFERRED TO NOVEMBER 30TH, 2022.

7. [PR-2021-005984](#)
[SI-2022-00269](#) – PRELIMINARY/FINAL
PLAT

JAG PLANNING & ZONING, LLC/JUANITA GARCIA agent for VICTOR WUAMETT/HERREN-OPHIR requests the aforementioned action(s) for all or a portion of: **LOT B-1, LOT A-1 & LOT 11 BLOCK 9, RIDGE PARK ADDITION** zoned **MX-L**, located at **2109-2111 SAN MATEO BLVD NE between INDIAN SCHOOL NE and HAINES NE** containing approximately **0.4017** acre(s). **(J-17)** *[Deferred from 2/16/22, 4/20/22, 4/27/22, 8/17/22, 10/19/22]*

PROPERTY OWNERS: HERRIN-OPHIR LLC
REQUEST: MINOR PRELIMINARY/FINAL PLAT TO VACATE A PORTION OF SAN MATEO BOULEVARD AND GRANT ANY EASEMENTS AS SHOWN

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN OFF IS DELEGATED TO THE WATER AUTHORITY FOR REVIEW OF EXHIBIT SHOWING WATERLINE AND EASEMENT LOCATIONS, TO HYDROLOGY FOR A CROSS LOT DRAINAGE EASEMENT NOTE, AND TO PLANNING FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT, AND FOR THE AGIS DXF FILE.

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8. [PR-2022-007466](#)
[SD-2022-00142](#) – PRELIMINARY/FINAL
PLAT
IDO - 2021

JAG PLANNING & ZONING, LLC | JUANITA GARCIA agent for EVAN DAVIS | SILVER TOWNHOMES, LLC requests the aforementioned action(s) for all or a portion of: **LOTS 11 THRU 22 BLOCK 30, VALLEY VIEW ADDTION** zoned **MX-T**, located on **JEFFERSON SE between CENTRAL AVE SE and SILVER AVE SE** containing approximately **0.8609** acre(s). **(K-17)** [Deferred from 10/19/22, 10/26/22, 11/2/22]]

PROPERTY OWNERS: S: MCCANNA R J IIX

REQUEST: COMBINE 12 LOTS INTO 1 LOT AND GRANT EASEMENTS

IN THE MATTER OF THE AFOREMENTIONED APPLICATION, BEING IN COMPLIANCE WITH ALL APPLICABLE REQUIREMENTS OF THE DPM AND THE IDO, WITH THE SIGNING OF THE INFRASTRUCTURE LIST ON NOVEMBER 16, 2022 THE DRB HAS APPROVED THE PRELIMINARY/FINAL PLAT. FINAL SIGN-OFF IS DELEGATED TO THE WATER AUTHORITY FOR A NOTE ON THE PLAT REGARDING SIZING OF THE WATER AND SEWER INFRASTRUCTURE AS DISCUSSED, TO TRANSPORTATION FOR INFRASTRUCTURE LIST MODIFICATION TO INDICATE THE WIDENING OF THE EXISTING SIDEWALK TO 5 FEET AS DISCUSSED, AND TO PLANNING FOR THE DRB DETERMINATION NOTE FOR RIGHT-OF-WAY ALONG JEFFERSON, FOR THE SOLAR COLLECTOR NOTE, FOR THE RECORDED INFRASTRUCTURE IMPROVEMENTS AGREEMENT, FOR THE APPLICATION NUMBER TO BE ADDED TO THE PLAT, AND FOR THE AGIS DXF FILE.

SKETCH PLATS

9. [PR-2022-007872](#)
[PS-2022-00243](#) – SKETCH PLAT
IDO - 2021

MAESTAS DEVELOPMENT GROUP LLC | WES BUTERO requests the aforementioned action(s) for all or a portion of: **TRACT C-1-A, ACADEMY ACRES** zoned **MX-L**, located at **7330 SAN ANTONIO DR NE between SAN ANTONIO DRIVE NE and SAN ANTONIO PLACE NE** containing approximately **0.965** acre(s). **(E-19)**

PROPERTY OWNERS: FIRST JUMP LLC

REQUEST: COMMERCIAL REDEVELOPMENT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

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10. [PR-2022-007876](#)
PS-2022-00245 – SKETCH PLAT
IDO - 2021

PLAZA STREET FUND 287, LLC requests the aforementioned action(s) for all or a portion of: **TRACT A-1, PRINCESS JEANNE PARK** zoned **MX-M**, located at **912 EUBANK** containing approximately **1.389** acre(s). **(J-21)**

PROPERTY OWNERS: RMG912 LLC

REQUEST: DEMOLISH EXISTING STRUCTURE FOR NEW DRIVE-THRU RESTAURANT

THE SKETCH PLAT WAS REVIEWED AND COMMENTS WERE PROVIDED.

Other Matters - None

Action Sheet Minutes were approved for November 9th, 2022

DRB Member Signing Session for Approved Cases

ADJOURNED